

Recorded at 1:30 o'clock P.M. July 17, 1978
Reception No. 421622 Dolis Charles Recorder

THIS DEED, Made this 12th day of July, 1978,

FILING STAMP

between

CHARLES R. VAN DEN BERG and VIVIAN S. VAN DEN BERG

of the County of La Plata and State of Colorado, of the first part, and

RENE SANINE and JACKI SANINE

of the County of La Plata and State of Colorado, of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of

TEN and other good and valuable considerations * * * * * DOLLARS and other good and valuable considerations to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of land, situate, lying and being in the County of La Plata and State of Colorado, to wit:

SEE EXHIBIT "A" ATTACHED

also known as street and number

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, Except general taxes for 1978 and subsequent years and except easements, rights-of-ways, restrictions and reservations of record, if any. EXCEPTING also a non-exclusive easement for a road known as the "Falls Creek Road" as referred to in Instrument recorded April 22, 1974 under Reception No. 384258.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Charles R. Van Den Berg - [SEAL]
CHARLES R. VAN DEN BERG
Vivian S. Van Den Berg - [SEAL]
VIVIAN S. VAN DEN BERG
[SEAL]

STATE OF COLORADO

County of La Plata

The foregoing instrument was acknowledged before me this 13 day of July, 1978 by CHARLES R. VAN DEN BERG and VIVIAN S. VAN DEN BERG My Commission expires 5-10-1982

Witness my hand and official seal
W. Gary K...
Notary Public

CALL FOR INSTRUMENT # 421622
DATE 7-14-78
965

EXHIBIT "A"

A tract of land lying and being in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28, Township 36 North, Range 9 West, N.M.P.M., La Plata County, Colorado, more particularly described as follows: BEGINNING at a one inch iron pipe in ground, being a point on the West boundary line of Primary La Plata County Highway designated as No. 2, formerly known as U. S. Highway No. 550, whence the Southeast Corner of said Section 28 bears South 23° 59' East, a distance of 3685.46 feet; thence running from said point of beginning South 9° 38' West along said West boundary line of said Highway a distance of 286.32 feet to a one inch iron pipe in ground; Thence running West a distance of 1091 feet, more or less, to the West boundary line of the said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; Thence running North along said West boundary line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 282.28 feet to a point; Thence running East a distance of 1139 feet, more or less, to the point of beginning.

State of Colorado
La Plata County

Recorded at 2:15 P.M. June 2, 1987
Reception No. 548632 LETA SAUER Recorder.

Mr. Bell
12-50

WARRANTY DEED

THIS DEED, Made this 27th day of May 19 87, between RENE' SANINE AND JACKI SANINE 434 Oak Lake Avenue Santa Rosa, Ca. 95405

of the California County of Sonoma and State of Oregon, grantor, and

JOAN TORBOHN AND TERENCE S. TORBOHN

whose legal address is 4141 County Road 203 Durango, Colorado 81301 of the County of La Plata

and State of Colorado, grantees:

WITNESS, that the grantor, for and in consideration of the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS BOUNDARY. the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of LA PLATA and State of Colorado, described as follows:

A tract of land located in the SW1/4NE1/4 of Section 28, Township 36 North, Range 9 West, N.M.P.M., La Plata County, Colorado, being more particularly described as follows:

BEGINNING at a metal fence post with brass tag L.S. #2052, being a point on the West boundary line of County Road 203, whence the Southeast corner of said Section 28 bears South 23° 59' 33" East, 3684.90 feet; Thence running from said point of beginning South 09° 38' 00" West, 286.32 feet along said West boundary line of said County Road to a one inch iron pipe; Thence West, 1051.60 feet to the West boundary also known by street and number as line of the said SW1/4NE1/4 of Section 28; Thence North 00° 04' 00" East, 282.28 feet along said West boundary line of the SW1/4NE1/4 of Section 28; Thence East, 1099.18 feet to the point of beginning.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the encasing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except 1987 taxes due and payable in 1988; SUBJECT TO ditches and ditch rights; any interest in oil, gas, coal and other minerals reserved by predecessors in title; easements and reservations of record.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

X Rene Sanine
RENE' SANINE
X Jacki Sanine
JACKI SANINE

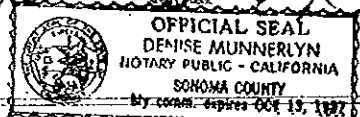
CALIFORNIA
STATE OF CALIFORNIA
County of Sonoma

ss.

The foregoing instrument was acknowledged before me this 29 day of May 29, 19 87, by RENE' SANINE AND JACKI SANINE.

Witness my hand and official seal, My Commission expires 10/13, 19 87.

X Denise Munnerlyn



(If in Denver, insert "City and.")

Return to: Joan Torbohn 4141 County Rd. 203 Durango, Colo. 81301

STATE INSTRUMENTS FILED
6-2-87
12-50



2

Filed for record the _____ day of _____, A.D. _____, at _____ o'clock _____ P.M. _____
Reception No. _____ By _____ RECORDER DEPUTY.

WARRANTY DEED

Doc Fee: \$43.10

THIS DEED, Made on this day of February 16, 2005
between JOAN TORBOHN AND TERENCE S. TORBOHN

STATE DOCUMENTARY FEE
DATE 2-16-05
\$ 43.10

of the _____ County of LA PLATA and State of Colorado, the Grantor(s), and
KAREN KAY BENSON

whose legal address is : 10 TOWN PLAZA - PMB 314 DURANGO, CO. 81301
4141 COUNTY ROAD 203, DURANGO, CO 81301
of the _____ County of LA PLATA and State of Colorado, the Grantee(s):

WITNESS, that the Grantor(s), for and in consideration of the sum of (\$431,000.00)

*** Four Hundred Thirty One Thousand and 00/100 *** DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the _____ county of LA PLATA and State of Colorado, described as follows:
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

also known as street number 4141 COUNTY ROAD 203, DURANGO, CO 81301

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, subject to general taxes for the year 2005 and those specific exoptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described property; distribution utility exoemnts (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, if any, and other ~~now~~ now. The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

T.S. Torbohn
TERENCE S. TORBOHN

Joan Torbohn by T.S. Torbohn
JOAN TORBOHN BY TERENCE S. TORBOHN, HER ATTORNEY-IN-FACT

STATE OF Colorado)
County of LA PLATA) ss.

her attorney in fact

The foregoing instrument was acknowledged before me on this day of February 16, 2005
by TERENCE S. TORBOHN INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR JOAN TORBOHN

My commission expires 8-29-06
Witness my hand and official seal.

Serri A. Wise
Notary Public



Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# DUC2040149
Title# DU2040149



When Recorded Return to: KAREN KAY BENSON

10 TOWN PLAZA - PMB 314
4141 COUNTY ROAD 203
DURANGO, CO 81301

EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 9 WEST, N.M.P.M., COUNTY OF LA PLATA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A METAL FENCE POST WITH BRASS TAG L.S. #2052, BEING A POINT ON THE WEST BOUNDARY LINE OF COUNTY ROAD 203, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 28 BEARS SOUTH 23 DEGREES 59 MINUTES 33 SECONDS EAST, 3684.90 FEET; THENCE RUNNING FROM SAID POINT OF BEGINNING SOUTH 09 DEGREES 38 MINUTES 00 SECONDS WEST, 286.32 FEET ALONG SAID WEST BOUNDARY LINE OF SAID COUNTY ROAD TO A ONE INCH IRON PIPE; THENCE WEST, 1051.60 FEET TO THE WEST BOUNDARY LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28; THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST, 282.28 FEET ALONG SAID WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28; THENCE EAST, 1099.18 FEET TO THE POINT OF BEGINNING.